



*Home of the Tualatin River National Wildlife Refuge*

## 6:00 PM

Special Joint Work Session with the Sherwood  
School District 88j Board of Education

1. Call To Order
2. Pledge Of Allegiance
3. Welcome and Introductions
4. City of Sherwood Update - City Manager Pro Tem Craig Sheldon
5. Sherwood School District Update - Superintendent Jeremy Lyon
6. Sherwood West Update - Interim Planning Manager/Senior Planner Joy Chang
7. Safe Routes to Schools Update - Interim Planning Manager/Senior Planner Joy Chang
8. Superintendent Search Update - Board Chair Abby Hawkins
9. Demographics Report - SSD District Administration
10. Roundtable - SSD Board of Directors and Sherwood City Council
11. Adjournment

## AGENDA

### **SHERWOOD CITY COUNCIL SPECIAL MEETING Wednesday, April 10, 2024**

**6:00 pm City Council Joint Work Session  
With Sherwood School District 88J  
Board of Education**

**School District Office  
21920 SW Sherwood Blvd.  
Sherwood, OR 97140**

Live stream hosted by the Sherwood  
School District's YouTube channel at  
<https://bit.ly/39VlhD3>

ADA Accommodations: Persons with requests for special needs and accommodation during the meeting should contact the Sherwood School District Board Secretary at [candregg@sherwood.k12.or.us](mailto:candregg@sherwood.k12.or.us) at least 48 hours in advance of the meeting.

# SHERWOOD WEST CONCEPT PLAN



Sherwood City Council

Sherwood School District Board of Education

April 10, 2024

Joy Chang, Interim Planning Manager



# Sherwood West Concept Plan - Update

## Accepted Concept Plan

### North District Refinement Area

- Employment Lands
- Infrastructure Estimates and Potential Funding

### UBG Expansion Request to Metro

- Submitted application April 4<sup>th</sup>
- Decision due in the Fall 2024/Winter 2025

### Next Steps and Timeline

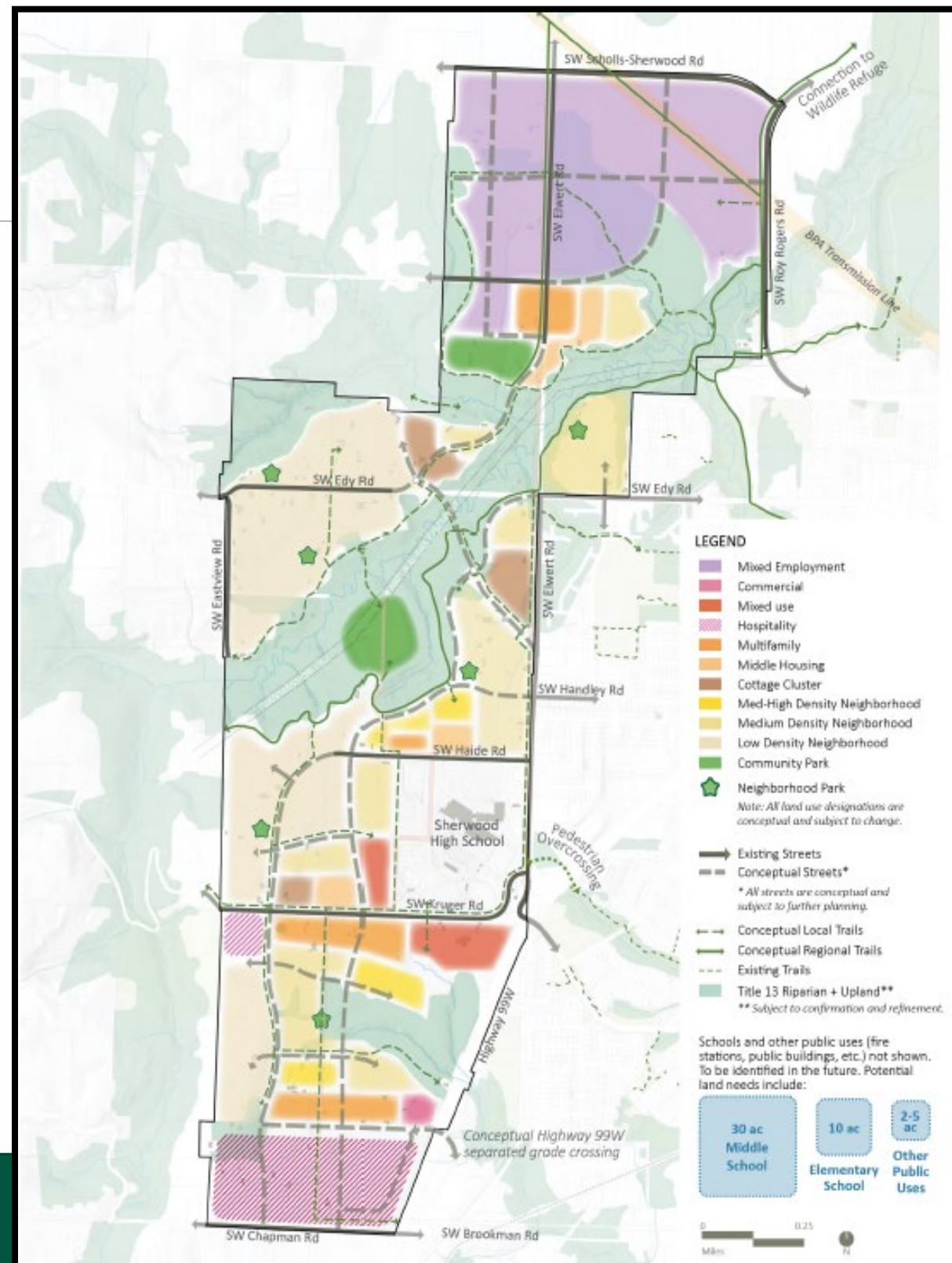
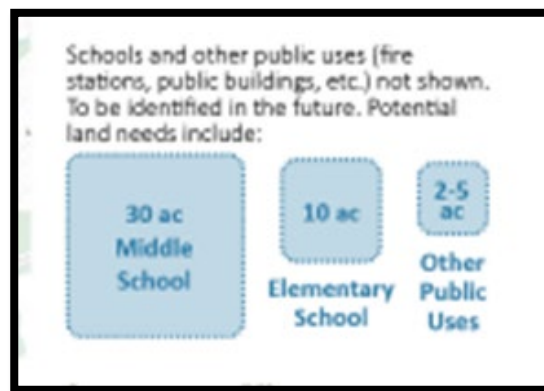
- Sherwood West Comprehensive Plan
- Annexations
- Development





# Recommended and Accepted Concept Plan

- Diverse land uses
- Connected transportation system
- Ample parks, trails, open space
- School and other Public Uses



# Residential Land Uses

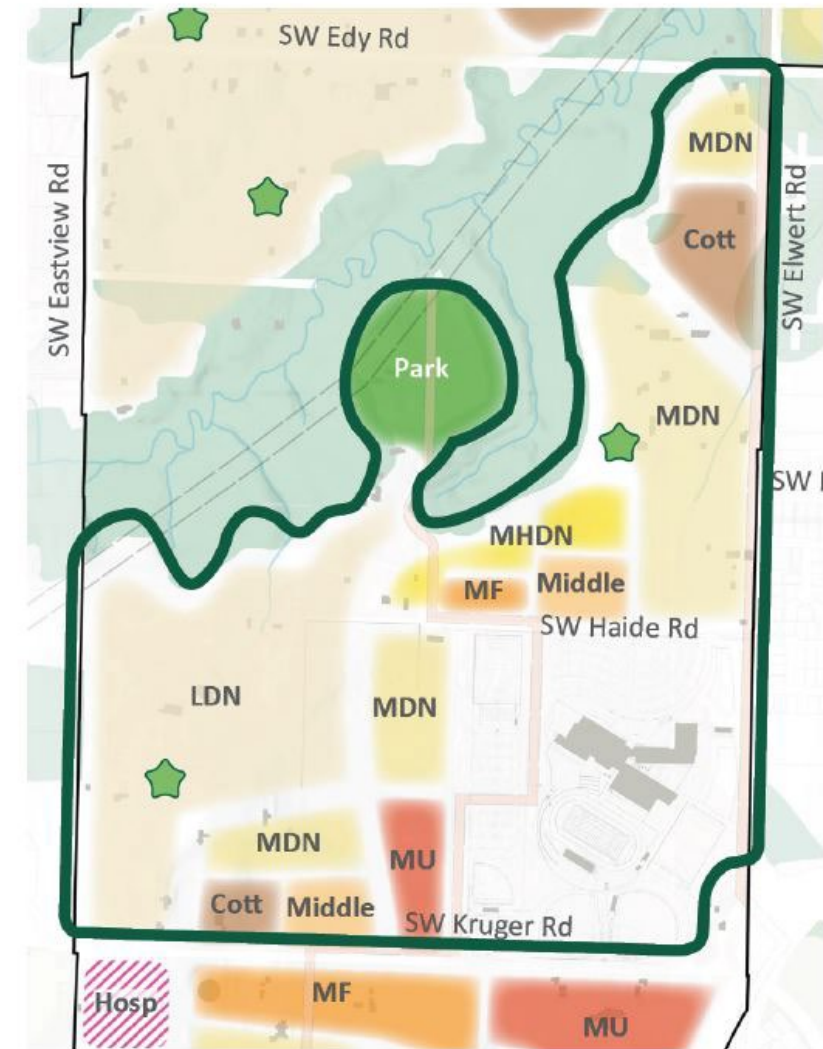
- Residential low
- Residential medium
- Residential medium-high
- **Middle housing**
- **Cottage cluster**
- Multi-family

Housing Estimate 3,117 - 5,582 Units



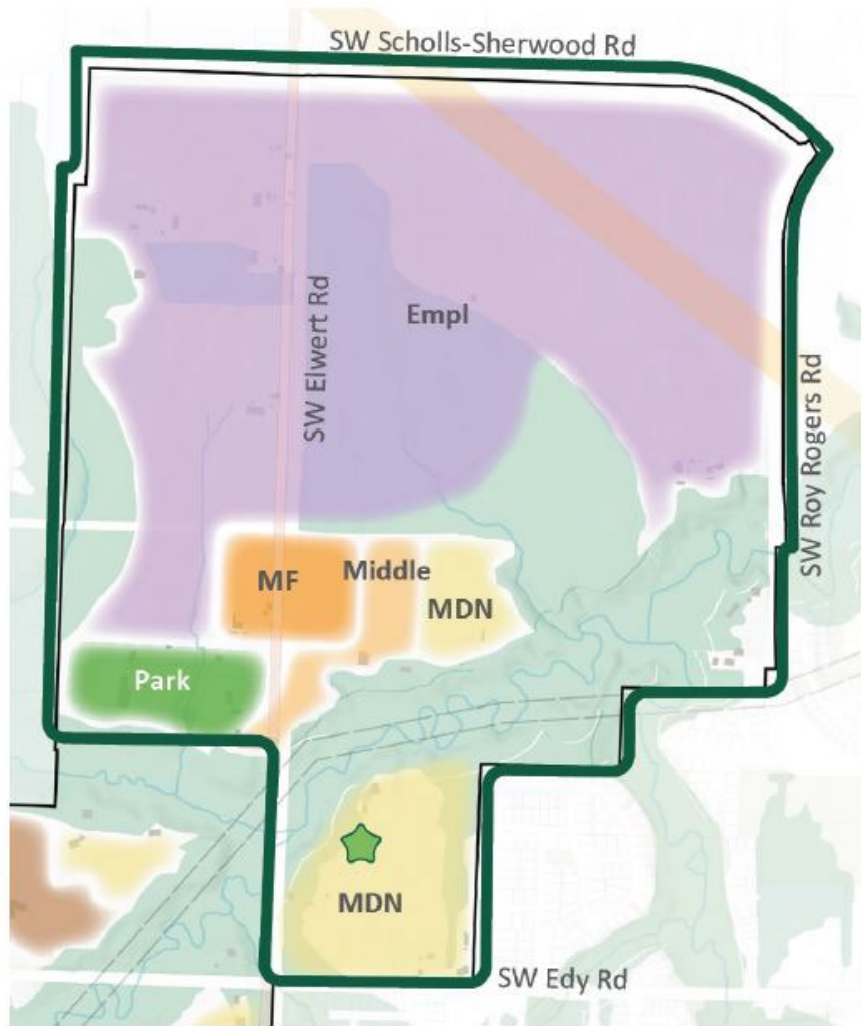
The Wyers End cottages in White Salmon, Wash. (Photo: [Ross Chapin Architects](#))

Figure 11. West District





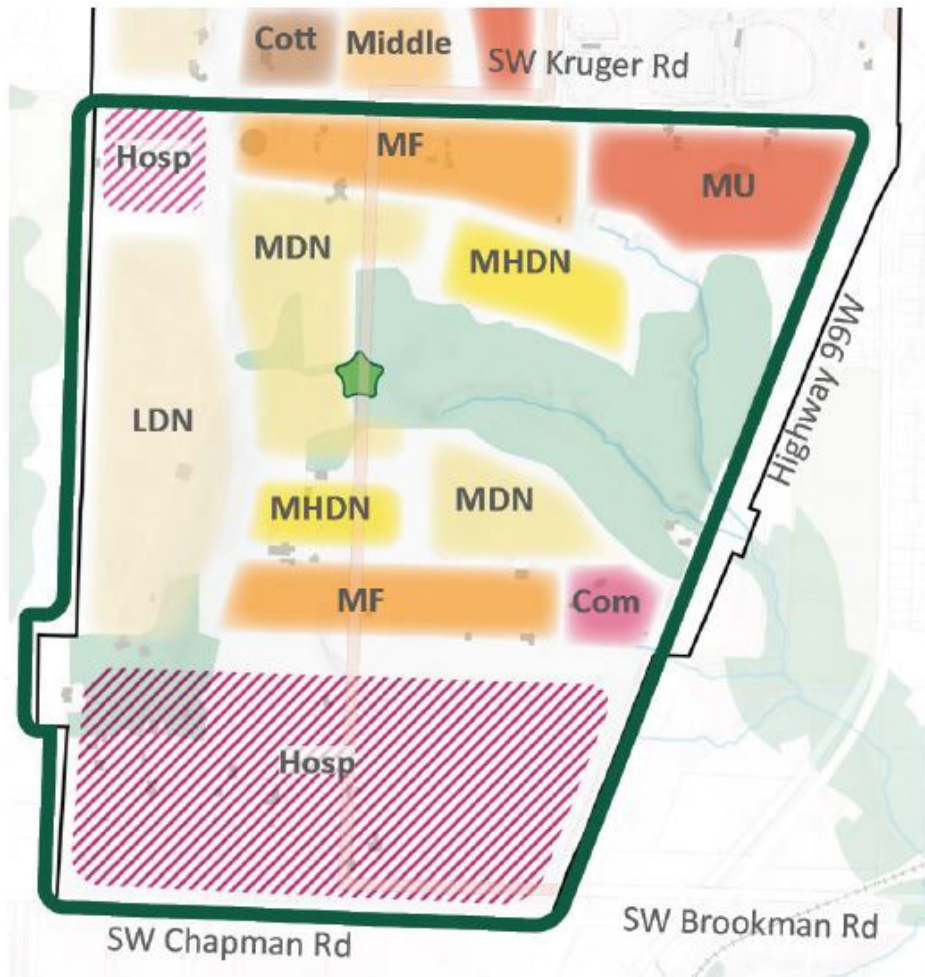
# Employment Land Uses



**North District**

- 250 gross acres
- Flat terrain, large parcels, and good transportation access to SW Roy Rogers Road / Tualatin-Sherwood Rd.
- Mixed Employment: office, light industrial, and flex space uses
- Targeted industries: advanced manufacturing, clean tech, apparel and outdoor

# Hospitality Zone



**South District**

- 75 gross acres
- Hospitality zone that serves as a destination. Focus on wine and specialty agriculture.
- Lodging, tasting rooms, restaurants, event space, small retail shops.



*Hawk's View Winery*

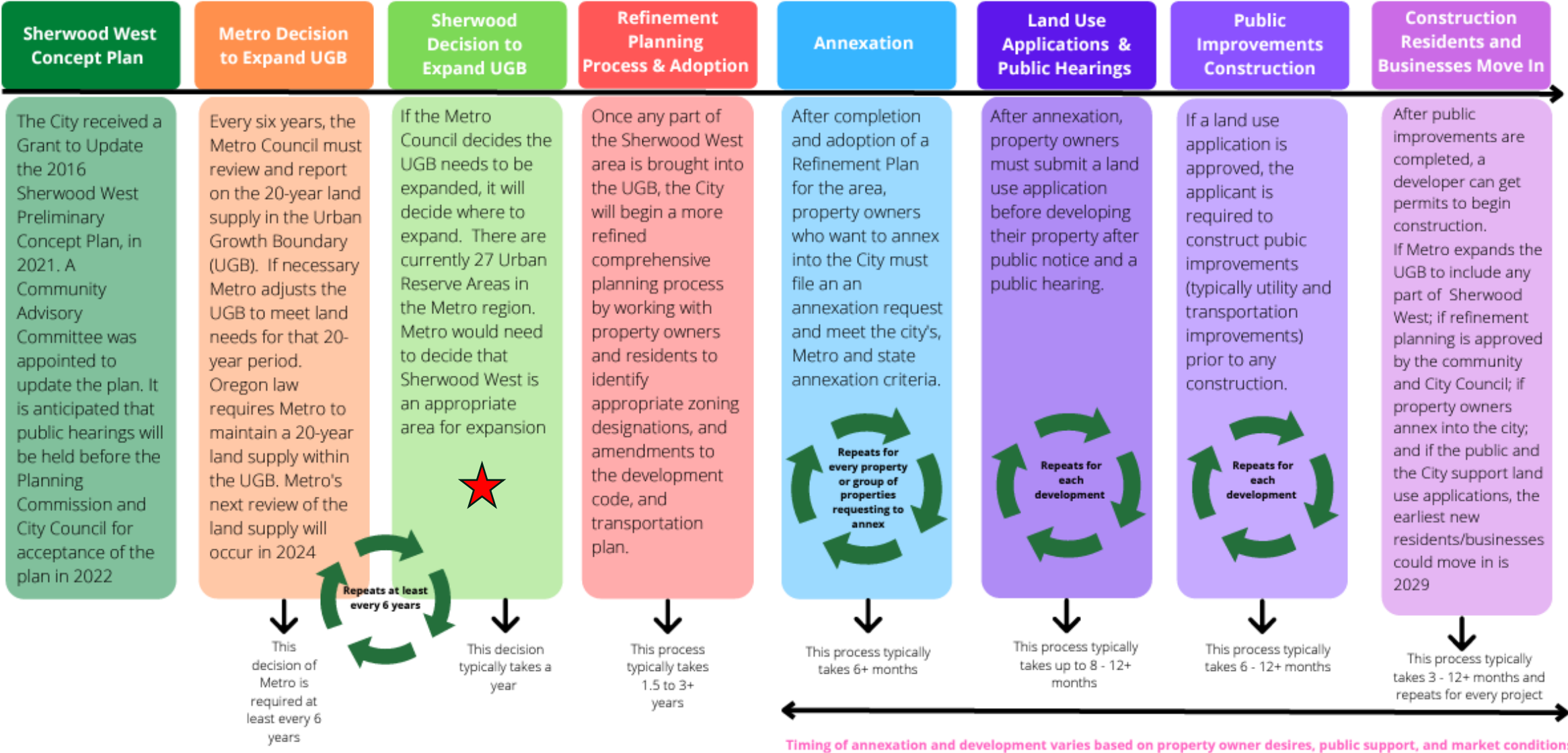
# NEXT STEPS

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# Overall Timeline

## Potential Sherwood West Planning and Development Process 2022-2065



# SHERWOOD WEST CONCEPT PLAN



## Questions?

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April 10, 2024

Joy Chang, Interim Planning Manager  
[changj@sherwoodoregon.gov](mailto:changj@sherwoodoregon.gov)



# SAFE ROUTES TO SCHOOL



Sherwood City Council  
Sherwood School District Board of Education  
Joy Chang, Interim Planning Manager (City of Sherwood)  
April 10, 2024



# SAFE ROUTES TO SCHOOL

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## What is Safe Routes to School?

Safe Routes to School programs aim to make it safer for students to walk and bike to school and encourage more walking and biking where safety is not a barrier.

Partnership between City, School District, and Parent Volunteers

### *Benefits*

- Safer streets
- Less traffic congestion
- Stronger sense of community
- Physical activity for children

### *Six Elements of Safe Routes to School*

- Engagement
- Equity
- Engineering
- Encouragement
- Education
- Evaluation





# SAFE ROUTES TO SCHOOL

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## What have we done since we last met?

### Applied for an infrastructure Oregon SRTS Competitive Grant

- SW Sunset Blvd at SW Timbrel Lane

### Will Participate in the SRTS “Bike + Roll to School Day”

- Wednesday May 8, 2024
- Middleton Elementary (Encouragement)

### Start a SRTS Action Plan with Middleton Elementary

- August 2024 – June 2025



# Enhanced Crossing on SW Sunset Blvd at Timbrel Lane

## *School District Walk Zone*

- Middleton Elementary

Improvements will help with pedestrian safety

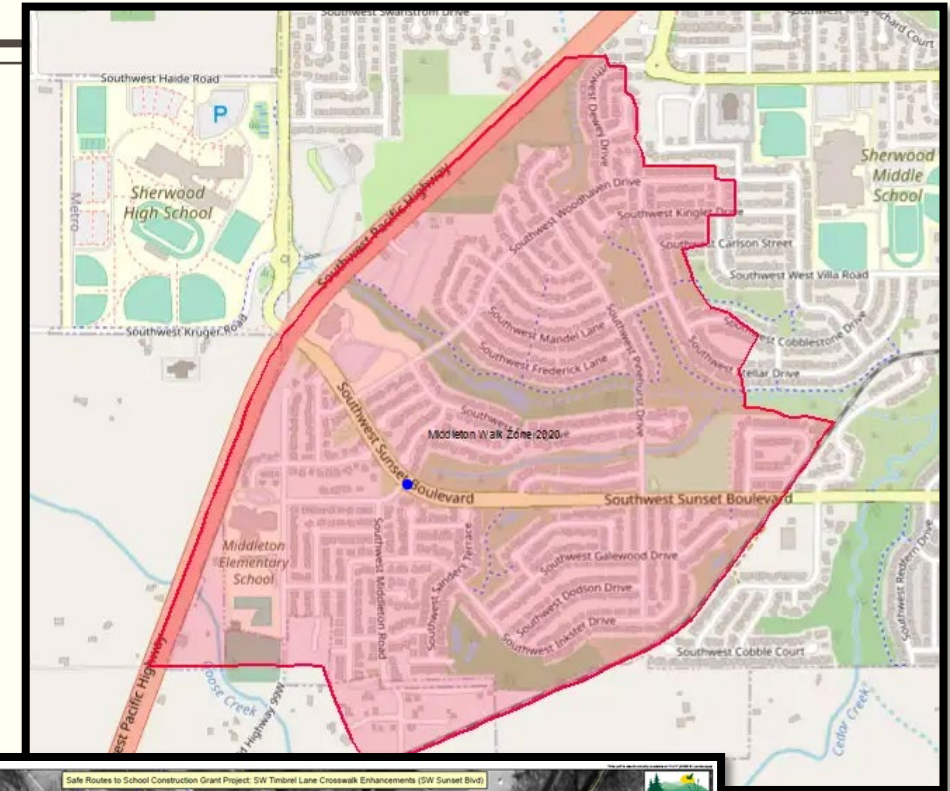
## *Capital Improvement Plan*

Estimated cost ±\$371,830

89.73% Competitive Grant = \$333,643

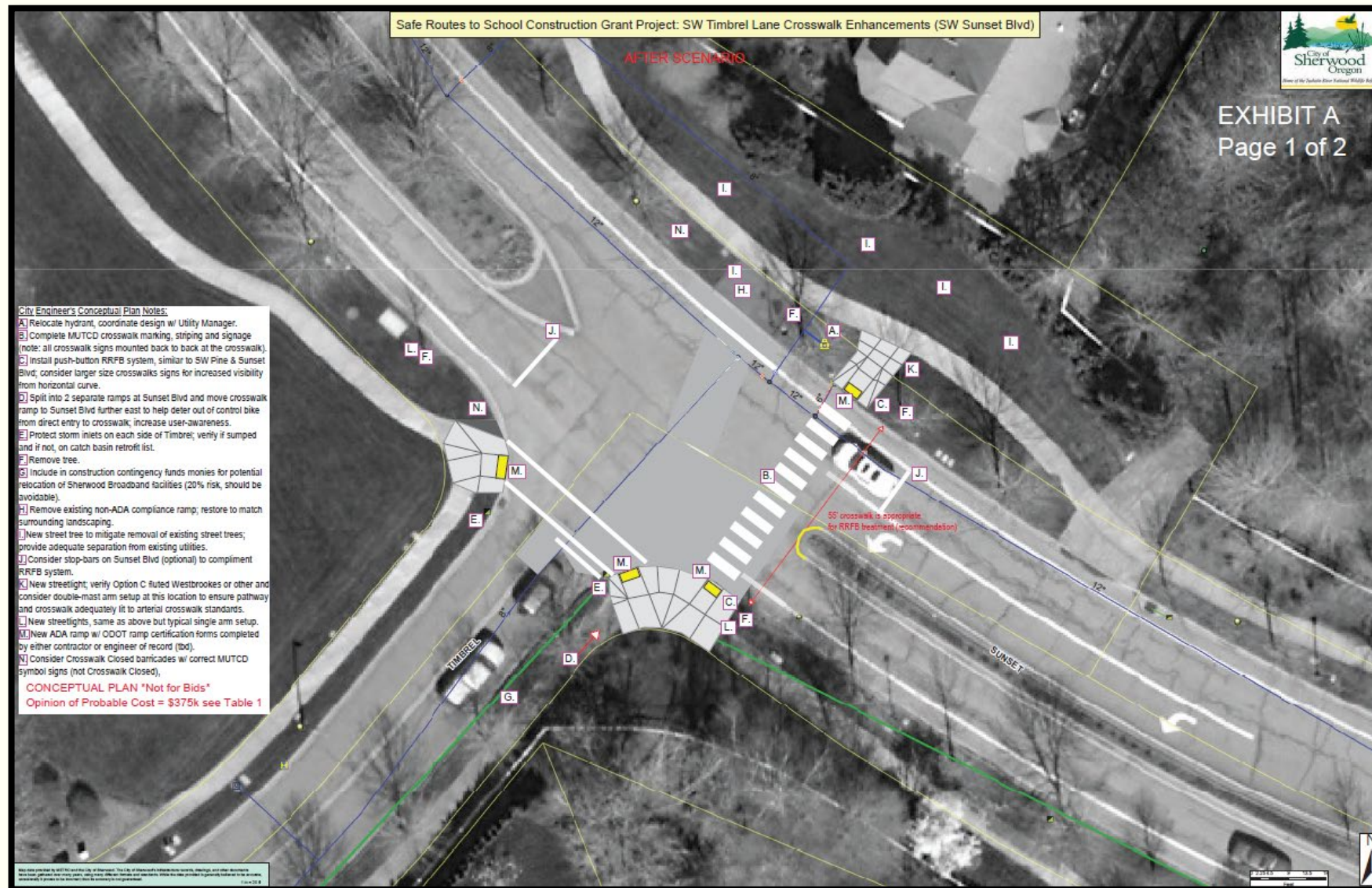
10.27% Local Match = \$38,187

Applied to Part 1 of the Grant on March 24<sup>th</sup>  
Part 2 of the Grant opens May 6<sup>th</sup>





# City Capital Improvement Plan - Enhanced Crossing on SW Sunset Blvd at Timbrel Lane



# SAFE ROUTES TO SCHOOL

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## Participate in the SRTS “Bike + Roll to School Day”

- Wednesday May 8, 2024
- Middleton Elementary (Encouragement)

## Start a SRTS Action Plan with Middleton Elementary

- August 2024 – June 2025
- Looking at the Six Elements of SRTS





# SAFE ROUTES TO SCHOOL Questions?

Joy Chang, Interim Planning Manager  
[changj@sherwoodoregon.gov](mailto:changj@sherwoodoregon.gov)



# Demographics and Enrollment

April 10, 2024

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# Enrollment History and Projections

	History						
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Kindergarten	340	307	231	295	264	273	293
1	343	346	273	269	311	280	303
2	330	352	302	283	282	307	292
3	384	341	320	321	292	287	322
4	395	375	329	348	339	305	308
5	421	404	346	343	363	347	318
6	418	432	395	370	359	371	367
7	419	415	410	390	382	366	375
8	385	429	404	399	394	386	363
9	408	401	454	435	447	433	424
10	420	398	382	467	428	431	436
11	439	401	388	373	447	412	417
12	423	435	396	417	384	436	433
Total	5,125	5,036	4,630	4,710	4,692	4,634	4,650



# Developments Included in Forecast

Map ID#	Project	Developer	Total Units	Units Applied in Forecast	Type	Status
<b>Archer Glen ES</b>						
86E	Brookman Road Concept Plan		253	253	SFD	Planned
86E	Reserve at Cedar Creek - BRCP	David Weekley Homes	14	14	SFD	Active
86E	Cedar Creek Gardens - BRCP	Westwood Homes, LLC	41	41	SFD	Active
<b>Hawks View ES</b>						
82B	Basalt Creek Planning Area	Lennar	575	575	SFD/MFA/APT	Planned
82B	Autumn Sunrise	Lennar	400	400	SFD/MFA	Active
82C	Plambeck Gardens Apartments	Carleton Hart Architecture	116	116	APT	Active
75	Denali Summit	JT Roth inc	41	41	SFD	Active
61	Moser Pass	JT Roth inc	30	30	SFD	Active
<b>Middleton ES</b>						
46C	Brookman Road Concept Plan		362	362	SFD	Planned
<b>Ridges ES</b>						
86D	Brookman Road Concept Plan		200	200	SFD	Planned
86D	Middlebrook Subdivison - BRCP	Holt Homes	145	73	SFD	Active
86D	Reserve at Cedar Creek - BRCP	David Weekley Homes	45	37	SFD	Active
86D	Riverside at Cedar Creek - BRCP	Riverside Homes	28	28	SFD	Active
86D	Brookman Place - Olivia Beach		10	10	APT	Planned



**Sherwood**  
SCHOOL DISTRICT

## Sherwood School District

Known Active and Future  
Residential Development Projects  
Over the Next 10 Years

Sherwood West  
Mostly SFD Units  
Not Included in Ten Year Projection

Denali Summit,  
Moser Pass  
73 SFD Units together (active)

Plambeck Gardens Apartments  
116 APT Units (active)

rest of Basalt Creek Planning Area  
134 SFD Units  
67 APT Units  
374 MFA Units

Brookman Road Concept Plan  
362 SFD Units

Middlebrook Subdivision  
145 SFD units (active)

Brookman Road Concept Plan,  
Cedar Creek Gardens  
294 SFD Units

Reserve at Cedar Creek,  
Riverside at Cedar Creek,  
87 SFD Units (active)

Brookman Road Concept Plan  
200 SFD Units

Autumn Sunrise by Lennar  
(part of Basalt Creek Planning Area)  
320 SFD and 80 MFA Units  
(active)

- New Housing Development
- Streets
- Study Areas

Map Prepared by  
**DAVIS** **MGT**

March 11, 2024



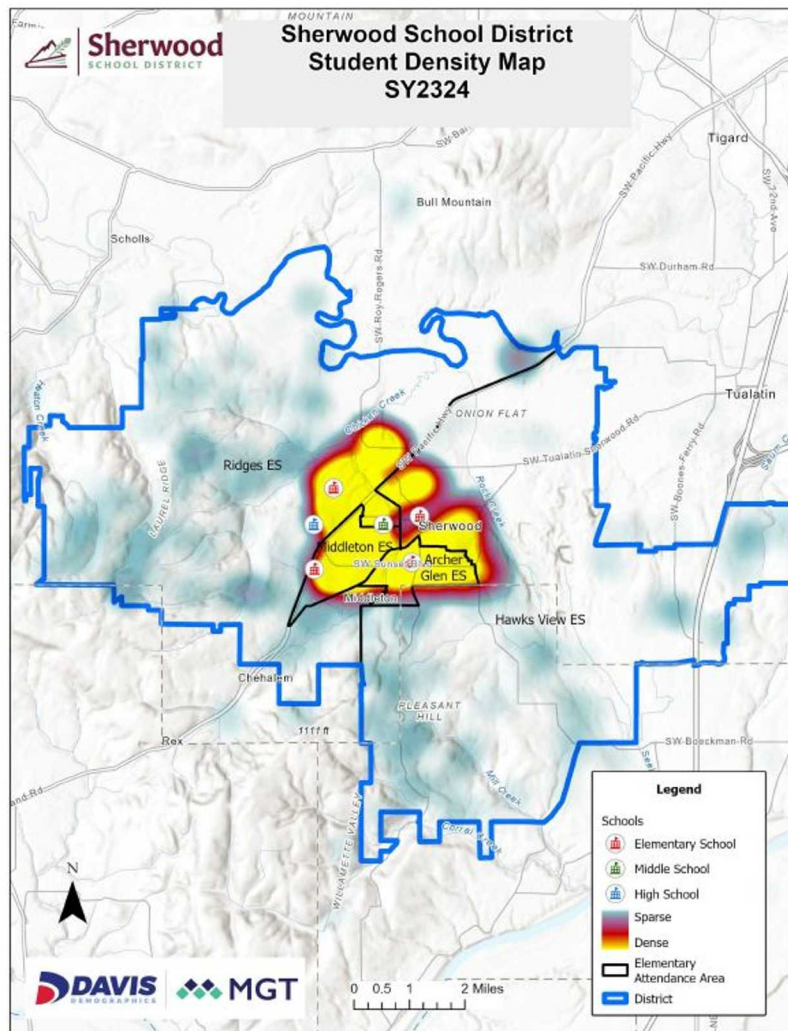
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**Sherwood**  
SCHOOL DISTRICT

# Sherwood School District Student Density Map SY2324





# Approved Minutes



**SHERWOOD CITY COUNCIL MEETING MINUTES**  
**21920 SW Sherwood Blvd., Sherwood, Or**  
**Sherwood School District Administration Office**  
**(Joint City Council and Sherwood School District Board Meeting)**  
**April 10, 2024**

**WORK SESSION**

1. **CALL TO ORDER:** Chair Abby Hawkins called the meeting to order at 6:05 pm.
2. **COUNCIL PRESENT:** Mayor Tim Rosener, Council President Kim Young, Councilors Renee Brouse, Doug Scott, Dan Standke, and Taylor Giles (via Zoom). Councilor Keith Mays was absent.

**STAFF PRESENT:** City Manager Pro Tem Craig Sheldon, Assistant City Manager Kristen Switzer, Police Chief Ty Hanlon, and Senior Planner Joy Chang.

**SCHOOL DISTRICT BOARD:** Chair Abby Hawkins, Director Krista Thorne, Director Harmony Carson, Director Hans Moller, SSD Executive Team: Superintendent Jeremy Lyon, Executive Assistant to the Superintendent Christine Andregg. Director Matt Thornton was absent. Additional staff or community members were in attendance. The meeting live stream was viewed by two viewers. No media was present.

3. **WELCOME AND INTRODUCTIONS**

Chair Hawkins welcomed participants and audience in attendance; all participants introduced themselves. The pledge of allegiance was recited.

4. **UPDATE FROM THE CITY OF SHERWOOD**

Mr. Sheldon provided an update on behalf of the City of Sherwood. Topics included the pedestrian bridge project, as well as paving and gas line replacement near Archer Glen Elementary, Middleton Elementary, and the Meinecke roundabout. There was additional discussion about a traffic study conducted by the City and potential projects identified through that study. Chair Hawkins and Vice Chair Thorne shared areas of potential traffic issues based on their own observations.

5. **UPDATE FROM SHERWOOD SCHOOL DISTRICT**

Dr. Lyon provided an update on behalf of the Sherwood School District. Topics included his collaboration with the City Interim Manager and Assistant Manager and the need for that work to continue with the next superintendent, busy spring schedules in schools, and new principal hires. There was additional discussion about the school district's budget development for the upcoming school year.



## **6. SHERWOOD WEST UPDATE**

Ms. Chang provided an update on the topic of the Sherwood West Development, (see record, Exhibit A). She reviewed the accepted concept plan, as well as the variety of residential, employment, and hospitality land uses represented within the plan. Ms. Chang reviewed the overall project timeline, noting the UGB expansion application had been submitted to Metro, with an expected decision in late 2024 or early 2025. She discussed the annexation process and additional planning processes that would begin following the potential approval by Metro.

Mayor Rosener provided additional information about the need for the master planning process and the influence of regulations on project timelines. Councilor Giles asked about planning for future school properties, and Dr. Lyon replied that funding for any additional school buildings would be part of a future bond. There was additional discussion about how land for future schools might be identified within the planning process.

## **7. SAFE ROUTES TO SCHOOL UPDATE**

Ms. Chang provided an update on the Safe Routes to School Program (see record, Exhibit A). She reviewed work completed to-date as well as plans for future work near Middleton Elementary to improve safety for the SW Sunset Blvd crossing, and discussed the grant application process to seek funding for that work. Ms. Chang additionally discussed the planned "Bike & Roll to School Day" scheduled for May 8, 2024. She clarified that the selected location near Middleton had been identified for the grant based on the recent traffic study findings and the number of pedestrians crossing SW Sunset Blvd, and there was additional discussion related to the choice of a flashing beacon for the intersection versus a traffic light system.

## **8. SUPERINTENDENT SEARCH UPDATE**

Chair Hawkins provided an update on the topic of the school district's superintendent search. She discussed the use of a survey and a community forum to gather stakeholder feedback, and she reviewed upcoming steps in the hiring process timeline. She additionally discussed the confidentiality of the process in order to encourage the best applicants to apply without compromising their current positions. There was additional general discussion about the logistics and importance of the superintendent hiring process.

## **9. DEMOGRAPHICS REPORT**

Dr. Lyon shared information on the school district's demographics and enrollment projections (see record, Exhibit B). He discussed the connection between enrollment and school funding, noting that the residential growth discussed in the Sherwood West plan could cause the District to approximately double in size. Dr. Lyon reviewed enrollment history as well as current projections, noting how the pandemic impacted typical enrollment patterns for school districts. He discussed residential developments currently in planning or implementation and the impact of those developments on school district enrollment. Dr. Lyon also discussed the boundary of the school district, sharing a map representing the widespread rural areas within the District's boundary line. Gary Bennett, CFO, noted that planned developments played a significant role in the District's enrollment projections. Councilor Giles asked about updating school boundaries based on proximity with neighboring communities, and Dr. Lyon responded that taxation within boundaries also plays



a role in "locking" boundary lines. Director Carson added that some boundary areas existed prior to current schools being built closer to those areas, and the importance of maintaining boundaries for tax revenues. Councilor Standke asked about the impact of the pandemic on attendance, and Dr. Lyon confirmed that chronic absenteeism has been a documented issue in Oregon schools, as well as changing attitudes about "compulsory attendance." He added that the Sherwood School District was actually doing well with attendance rates when compared to other regional school districts, and discussed efforts and incentives to improve attendance. There was general discussion about the impacts to learning that occur through frequent absences. Chair Hawkins discussed the District's communication efforts to parents related to student attendance. There was additional discussion about student mental health.

## 10. ROUNDTABLE

Chair Hawkins invited participants to share any general questions or topics. Councilor Giles shared information he had learned about youth councils in nearby areas, and noted the importance of continuing to engage youth in community projects. Chair Hawkins concurred and added the importance of committing to mentoring youth through the completion of intended projects. Councilor Standke discussed the condition of the practice fields for youth baseball, and the contributions of the youth baseball league to maintain the fields. Jim Rose, Chief Operations Officer for the District, discussed the agreement between the District and the league that involved the league doing a portion of the field maintenance in exchange for a discount on their reservation feeds. Mr. Rose also discussed the work completed by the District on the fields in question. Councilor Scott asked why middle school campuses included sports facilities if school districts are not offering middle school level athletics. Dr. Lyon discussed the use of those facilities for physical education and the community use of those facilities outside of school hours. There was additional general discussion related to the need for ongoing communication between organizations related to athletic facilities, and the District's efforts to collaborate with youth sports organizations. Mayor Rosener added that sports facilities were being considered as part of the Sherwood West planning. Vice Chair Thorne thanked the Sherwood Police Department for their responsiveness and presence in schools. Councilor Scott recommended a discussion about the effectiveness of the SRO program for a future joint meeting topic. There was additional discussion about efforts to support the youth baseball program and an upcoming grant opportunity to provide additional non-profit funding through the Community Enhancement Program (CEP).

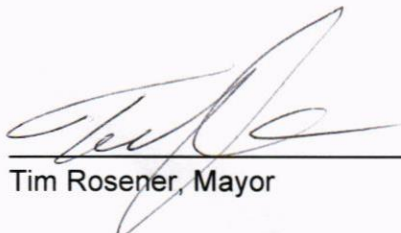
## 11. ADJOURNED:

Chair Hawkins thanked the meeting participants and adjourned the meeting at 7:43 p.m.

Attest:



Sylvia Murphy, MMC, City Recorder



Tim Rosener, Mayor

*Record Note: Minutes transcribed by Christine Andregg, Sherwood School District Executive Assistant to the Superintendent.*